

OTN – PRGS Design Guidelines Updates

Urban Design Advisory Committee Meeting
March 9, 2022



Department of Planning & Zoning

OTN Design Guidelines Updates

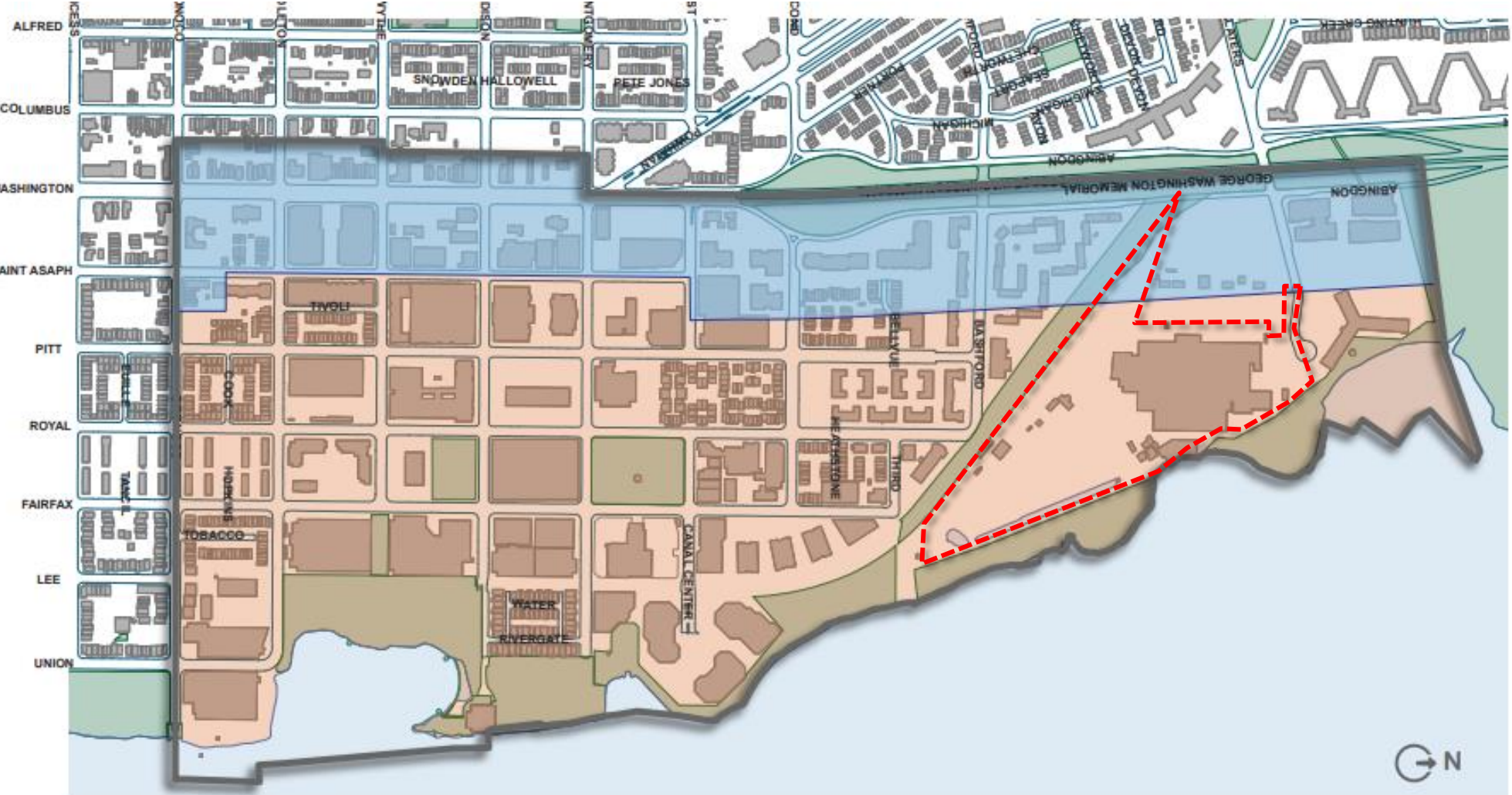
- Creation of OTN-PRGS Design Excellence Prerequisites & Criteria
 - An addendum to the existing OTN Design Standards & Guidelines
- Creation of OTN-PRGS Design Standards & Guidelines
 - Anticipated during the OTN SAP and OTN-DS&G process
 - An addendum to the existing OTN Design Standards & Guidelines. Builds upon existing Design Standards & Guidelines

OTN-PRGS Design Guidelines Updates

Intent & Approach:

- Ensure the highest design standards are achieved in large-scale, multi building development proposals within the PRGS site
- To allow for greater flexibility in innovation and design concepts to implement the vision of the PRGS site's innovation and art/cultural uses
- Develop and adopt prerequisites and criteria prior to development submissions to ensure adherence to these design standards and criteria

UDAC Review



Reflects the plan area and, within it, the geographic areas in Old Town North for which BAR and UDAC have been designated respective review responsibilities

- LEGEND**
- Portion of Old & Historic Alexandria District within Old Town North Small Area Plan Boundary
 - Urban Design Advisory Committee Development Review Boundary
 - Old Town North Small Area Plan Boundary

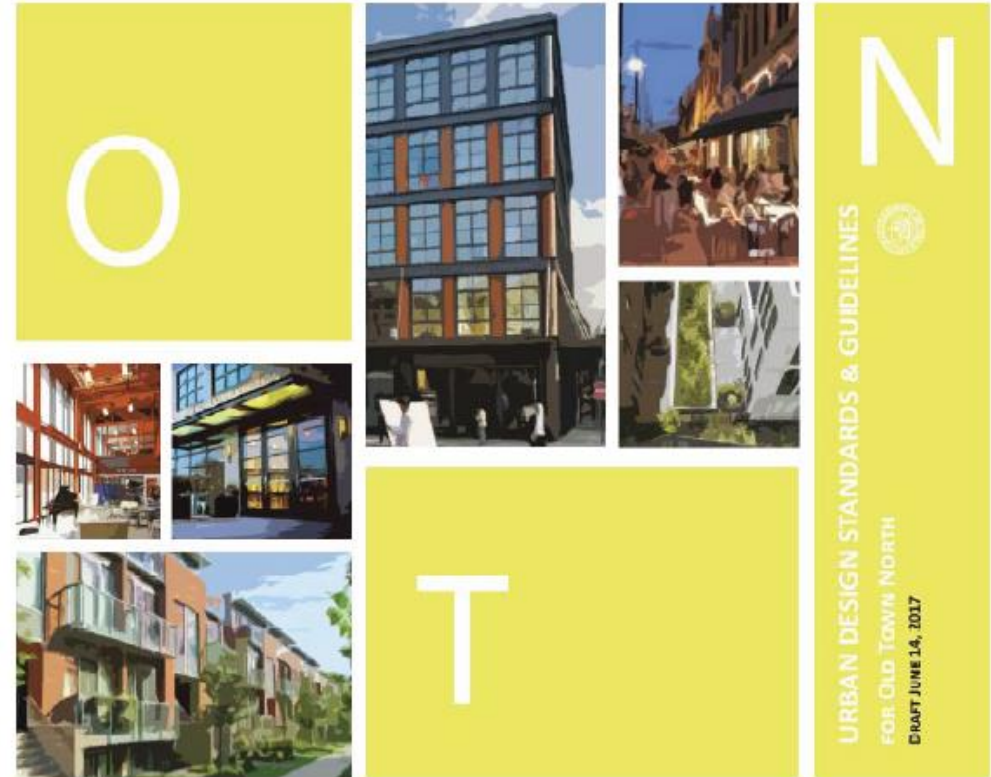
UDAC Review

REVIEW RESPONSIBILITY

The Urban Design Advisory Committee (UDAC) has been established as an advisory group to City staff. It has urban design advisory review responsibility for the portion of Old Town North not within the OHAD boundaries. While the OTN Design Standards and Guidelines for buildings are not applicable to the OHAD, the Design Standards and Guidelines for the streetscape and public realm will apply to the entire plan area.

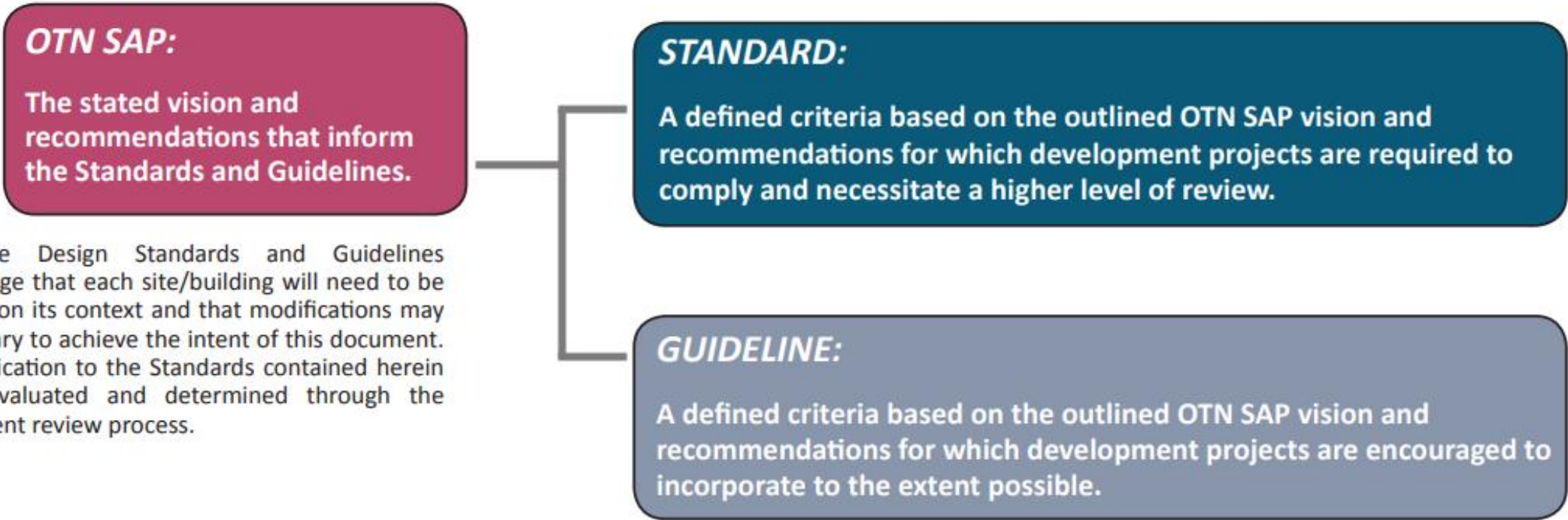
A. Urban Design Advisory Committee

The Design Standards and Guidelines and Design Excellence Prerequisites & Criteria are intended to facilitate the Urban Design Advisory Committee's (UDAC) review of properties which fall within its geographically designated review area as shown in Figure 1.01. UDAC is advisory to City staff to ensure compliance with the Design Standards and Guidelines. For DSPs and DSUPs, UDAC will provide a written recommendation to the Director of the Planning Department. The Department of Planning and Zoning, the Planning Commission and the City Council will give consideration to the recommendations of UDAC on urban design aspects of public and private development applications.



The Design Standards and Guidelines supplement the Old Town North Small Area Plan (OTN SAP) and all applicable City codes, ordinances, and existing City plans and policies such as the Complete Streets Design Guidelines, Green Building Policy, Landscape Guidelines, etc.

The Design Standards and Guidelines described herein are applicable to new development as well as existing buildings that require a Development Site Plan (DSP) or Development Special Use Permit (DSUP). Redevelopment of existing buildings where the existing building mass is not being revised should comply with these Design Standards and Guidelines to the extent feasible.



Note: The Design Standards and Guidelines acknowledge that each site/building will need to be evaluated on its context and that modifications may be necessary to achieve the intent of this document. Any modification to the Standards contained herein will be evaluated and determined through the development review process.

If pursued, the Design Excellence Pre-Requisites & Criteria would be reviewed in lieu of the Design Standards and Guidelines and made applicable to new development within the PRGS site that require a DSP or DSUP. Upon verification by staff that the pre-requisites have been met, the Design Excellence Criteria are intended to facilitate the Urban Design Advisory Committee's (UDAC) review of properties which fall within its geographically designated review area as shown in Figure 1.01. UDAC is advisory to City staff to ensure compliance with the Design Excellence Criteria. For DSPs and DSUPs, UDAC will provide a written recommendation to the Director of the Planning Department. The Department of Planning and Zoning, the Planning Commission and the City Council will give consideration to the recommendations of UDAC on urban design aspects of public and private development applications.



UDAC Review

- If applicant elects to and project have met the OTN-PRGS Design Excellence Prerequisites, UDAC will review submissions per the OTN-PRGS Design Excellence Criteria.
- If applicant elects to or projects fail to meet OTN-PRGS Design Excellence Prerequisites, UDAC will review submissions per the OTN-PRGS Design Standards & Guidelines.

Next Steps

- Staff will continue to develop Design Excellence and Design Guidelines (Spring 2022)
- CDD Concept Plan & Rezoning approvals (June/July Public Hearings)
- Infrastructure DSP review
 - UDAC review of streetscapes
- Development Special Use Permits (DSUPs)
 - UDAC review of development blocks/buildings